



Hughesville Village Zoning Study

Proposed Zoning Regulations

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Department of Planning and Growth Management



The Business of Sustainability

INTRODUCTION

The purpose of the Hughesville Village Zoning District is to assist in implementing the vision of the Hughesville Village Revitalization Plan (the Hughesville Plan). The proposed Hughesville Village Zoning District consists of four sub-zones: the Core, Gateway, Residential and Employment Sub-Zones (see Map VI-1). The general purposes and locations of each Sub-Zone are summarized below:

Core:

A walkable retail/commercial area centered on the intersection of Old Leonardtown Road and Maryland Route 231, in the center of Hughesville. Buildings are to be close to the road (0 to 15 feet from the street right-of-way), with the front building façade facing roads with sidewalks, street trees, and streetlights. This sub-zone is the most limited in area, generally proposed for lots with frontage on Old Leonardtown Road close to this intersection, and also extending to a few rear lots between by Old Leonardtown Road and the MD 5 Bypass, north of MD 231.

In addition to retail and commercial service uses, the Core Sub-Zone allows mixed use buildings (apartments over commercial) and new single-family detached subdivisions, which could be developed on new roads constructed within the village connecting with Old Leonardtown and MD 231.

Gateway:

A mixed commercial area extending from the Core out to the boundaries of the Hughesville Village Zone.

Portions of the Gateway Sub-Zone along Old Leonardtown Road are applied to parcels that are already improved by buildings larger in scale than the historic commercial structures near the MD 231 intersection. The Gateway Sub-Zone includes a few proposed new uses, such as small-scale agricultural processing, that will allow Hughesville to build on its historic role as a location for agricultural-support businesses. Required landscaping along the road frontages will provide a shift from the highway frontage outside the Hughesville Village Zone and provide a sense of entry into the village. Like the Core, the Gateway sub-zone also allows mixed use buildings and new subdivisions for single-family detached dwellings off of the main roads.

The portions of the Gateway Sub-Zone west of the Bypass are expected to be walkable and pedestrian-oriented, with sidewalks, street trees, and streetlights, as envisioned by the Hughesville Plan. For the portions of the Gateway Sub-Zone east of the Bypass, no sidewalks are planned at this time, and these areas will remain more automobile-oriented.

Employment:

A light industrial zone that provides for the Hughesville Industrial Park and the electric utility uses within the village, currently operated by SMECO (the Southern Maryland Electric Cooperative). Requirements for landscaping and architectural treatment along the primary road frontages (Old Leonardtown and MD 231) will enhance the village.

Residential:

A single-family detached residential district that allows lots of 10,000 square feet or larger, and that would be applied to Hughesville's varied residential neighborhoods. These include subdivisions on the south end of the village, rural land east of the MD 5 Bypass, and a historic rural neighborhood along Old Leonardtown Road south of MD 231 that includes older homes and a local park.

Relation to Hughesville Plan

The Hughesville Plan contains a "Future Land Use and Circulation Plan" which designates properties as Commercial, Residential, Industrial, or Institutional. Generally, the proposed zoning follows the plan; the Commercial area is divided between the Core and Gateway zones. Notable examples and exceptions include:

- Institutional land uses are placed either in the Gateway Sub-Zone (the fire/rescue station) or the Residential Sub-Zone (a large church adjacent to rural and commercial uses).
- Industrial land use is proposed for the Employment Sub-Zone. An exception is an area of undeveloped land and a commercial site southwest of the MD 231/Old Leonardtown Road intersection; these are proposed for the Residential and Core Sub-Zones, respectively.
- The proposed zoning places the large SMECO site on the south side of MD 231 in the Employment Sub-Zone, although this site is shown in the Hughesville Plan as commercial. The Employment Sub-Zone will permit the full range of utility uses at this site, including fleet parking, which would not be permitted in the Core or Gateway Sub-Zones. The Employment Sub-Zone is also more appropriate for the campus-like setting of the existing office uses.
- Zoning bordering Old Leonardtown Road south of MD 231 differs from Future Land Use and Circulation Plan as follows:
 - On the east side of Old Leonardtown Road, proposed zoning is residential to encourage preservation of the residential neighborhood in this area, which includes some historic dwellings and a neighborhood park. The Hughesville Plan shows this area as commercial; and
 - On the west side of Old Leonardtown Road, a series of very shallow lots between the road and an (unimproved) alley right-of-way are shown in the Core Sub-Zone,

rather than residential as shown on the Hughesville Plan, to recognize the existing commercial uses and the restricted depth of the lots.

HISTORIC RESOURCES

Numerous structures within the proposed Hughesville Village Zone have been identified as having historic value, including the W.H. Winstead Company, Inc. Property Tobacco Warehouse (CH-435), the George M. Sullivan Property (CH-408), the Lucy C. Higdon Property (Dupree Monk Building) (CH-407), Dudley & Lyon's Store (Antique Shop) (CH-489), the former Hughesville Firehouse (surveyed), and the Tobacco Packing Warehouse (surveyed). These represent the highest priority for preservation and adaptive reuse; however, additional buildings in the village possess historic character and interest, and their preservation is also encouraged throughout the redevelopment process.

One goal of the Hughesville Village Zone, as stated in proposed Section 197-98.A, is to "Promote preservation and adaptive re-use of historic structures." The proposed Hughesville Village Zone promotes preservation of historic structures in the following ways:

- Flexible setback requirements. Numerous historic commercial structures are located too close to the public street right-of-way to comply with the 30-foot minimum front setback in the CV (Village Commercial) zoning currently applicable to the properties. The proposed Core Sub-Zone proposes 0 to 15-foot front setbacks; the range in the proposed Gateway Sub-Zone is 0 to 40 feet. These setbacks accommodate the current setbacks of historic structures, simplifying the approval of building and site alterations.
- Flexible use requirements. The proposed Core and Gateway zones allow a wide range of permitted uses, in some cases with more flexibility than in the CV Zone. The Residential Sub-Zone District would permit bed and breakfast inns and museums or art centers only within a historic structure to provide options for re-use of larger historic homes.
- Commercial revitalization. The proposed zoning implements the Hughesville Plan, which has as a key objective economic revitalization within the village's commercial core. An economically healthy village helps to encourage the maintenance, repair, and re-use of existing buildings, especially those that contribute to the character of the village.

In addition to the actual preservation of historic structures, another goal is to promote development that respects the character of the historic sites. New buildings can overwhelm historic structures by their scale or different siting patterns. The County's architectural design guidelines contain the following guidance (Section 8.2.3.2): "Architectural styles and building materials must complement the area's historic development patterns and preserve its distinct character." The proposed zoning is based on the Hughesville Plan, which identified means of enhancing Hughesville's character by preserving historic buildings, while promoting new growth that would contribute to the goal of a pedestrian-oriented commercial district. The following provisions of the proposed zoning will help to implement the goals of the Plan:

- Scale and siting. Proposed requirements are based on the characteristics of historic properties, as well as upon the desired character for new development identified in the Hughesville Plan. In the Core and Gateway Sub-Zones, standards that reflect the historic scale of development include the setbacks cited above (including the 0-foot side setback); the stipulation that commercial buildings can be attached to another building only on one side, the two-story, 36-foot height limit; and limits on the size of an individual business. In the residential sub-zone, infill requirements require new homes to be similar in scale to existing dwellings.
- Design standards. Several design standards address the protection of historic character:
 - New subdivisions of property with an historic residence are directed to retain an appropriately sized lot for the historic home.
 - New buildings and building additions must reflect the scale and proportion of historic structures within 500 feet.
 - Proposed standards requiring vertical window proportions and a 30-foot limit on the length of an uninterrupted building façade reinforce historic building characteristics, while not requiring that new structures duplicate the older buildings. (Other requirements, such as storefront facades and a minimum window area, are not based on historic precedent, but reflect the Hughesville Plan’s goals for increased pedestrian-oriented commercial development.)
- The County’s Architectural and Site Design Standards and Guidelines include consideration of historic resources when sites are subdivided for single-family detached residential subdivisions.

IMPACT OF NEARBY DEVELOPMENT

Two approved, nearby development projects may help to provide symbiotic benefits to the hoped-for commercial development in the Hughesville Village Zone. The proposed office development in the PEP Zone north of the MD 5 Bypass will provide office employees who would be well served by the availability of an attractive, walkable village core for lunch and shopping. Likewise, the new campus of the College of Southern Maryland will provide a source of customers for village businesses, while students and staff will benefit from the commercial uses.

Strip commercial uses have located on MD Route 5 north of the proposed Hughesville Village Zone in the CN Zone. Expansion of these strip commercial uses along MD 5 are contrary to the goals of revitalization for the village of Hughesville. To achieve revitalization, the Hughesville Core and Gateway Sub-Zones must be allowed to absorb the demand for commercial services in this area through commercial redevelopment and new commercial uses. In addition, the area north of the Hughesville Bypass should retain its rural character to allow a clear sense of entry to the village.

LAND USES

A few notes on proposed land uses are provided below based on comments received earlier in the public input process.

- **Agricultural processing:** New uses are proposed that would allow processing of locally-grown agricultural products in the Gateway and Employment Sub-Zones, as well as a facility for storage, distribution, and wholesale or retail sale of agricultural products. Meat processing would be permitted as a special exception. These uses would be required to take place entirely within an enclosed building (with no outdoor processing or storage) for compatibility with the village character.
- **Small-scale craft winery and pub brewery:** New definitions are proposed for these uses, which would allow limited production of beer or wine in conjunction with a restaurant. Currently in the County, wineries are permitted only as an adjunct to an agricultural site where the produce used for the wine is grown.
- **Fast food restaurants:** These are not easy to address for an area such as the Hughesville Core and Gateway Sub-Zones. Because a pedestrian-oriented shopping area is desired, the drive-through nature of fast food restaurants generally is not desirable. However, this is a rural village that will continue to be more “spread out” than some urban commercial streets, with room between buildings for driveways and parking. In addition, many smaller restaurants, including coffee shops, ice cream shops and donut shops, are increasingly adding drive-thru windows. The draft regulations allow these as a special exception if they have access directly to the street, and require that the drive-through window be to the rear of the building. The front façade must provide an entrance facing the public street convenient for pedestrians. Fast food restaurants located within a shopping center (access only to a parking area) would be permitted by right.
- **Automotive uses:** Hughesville has numerous successful automobile repair shops and one motorcycle dealership. These uses are part of Hughesville’s economic base and would continue to be allowed. Strong design standards would require that all sales and display be inside a building (as is currently the case for the existing dealership); that all automotive work take place within a building; and that new garage bay doors be on the rear or side of the structure, at least 40 feet to the rear of the front façade.
- **Group Homes:** These would be allowed in the proposed Residential Sub-Zone as a permitted use (up to 8 residents) or a special exception use (9-16 residents). This is consistent with the treatment in other County residential zoning districts. The federal Fair Housing Act and Americans with Disabilities Act and various court decisions require that group homes must be treated in the same manner as other households.

Hughesville Village Zoning Regulations

Draft Text 11-28-2016

The following proposed Section 297-98 is all new text.

ARTICLE VI. BASE ZONE REGULATIONS

297-98. HUGHESVILLE VILLAGE ZONE (HV)

A. OBJECTIVES

The Hughesville Village Zone is established to:

1. Promote development that implements land use and design policies established in the adopted 2007 Hughesville Village Revitalization Plan.
2. Foster infill development and redevelopment appropriate to the rural village character.
3. Promote village-scaled, walkable, mixed use development that is clearly distinguished from the rural or highway-oriented commercial land uses outside the Hughesville Village Zone.
4. Establish a network of well-connected streets, alleys and sidewalks, and open space areas that complement the rural village development.
5. Promote preservation and adaptive re-use of historic structures.

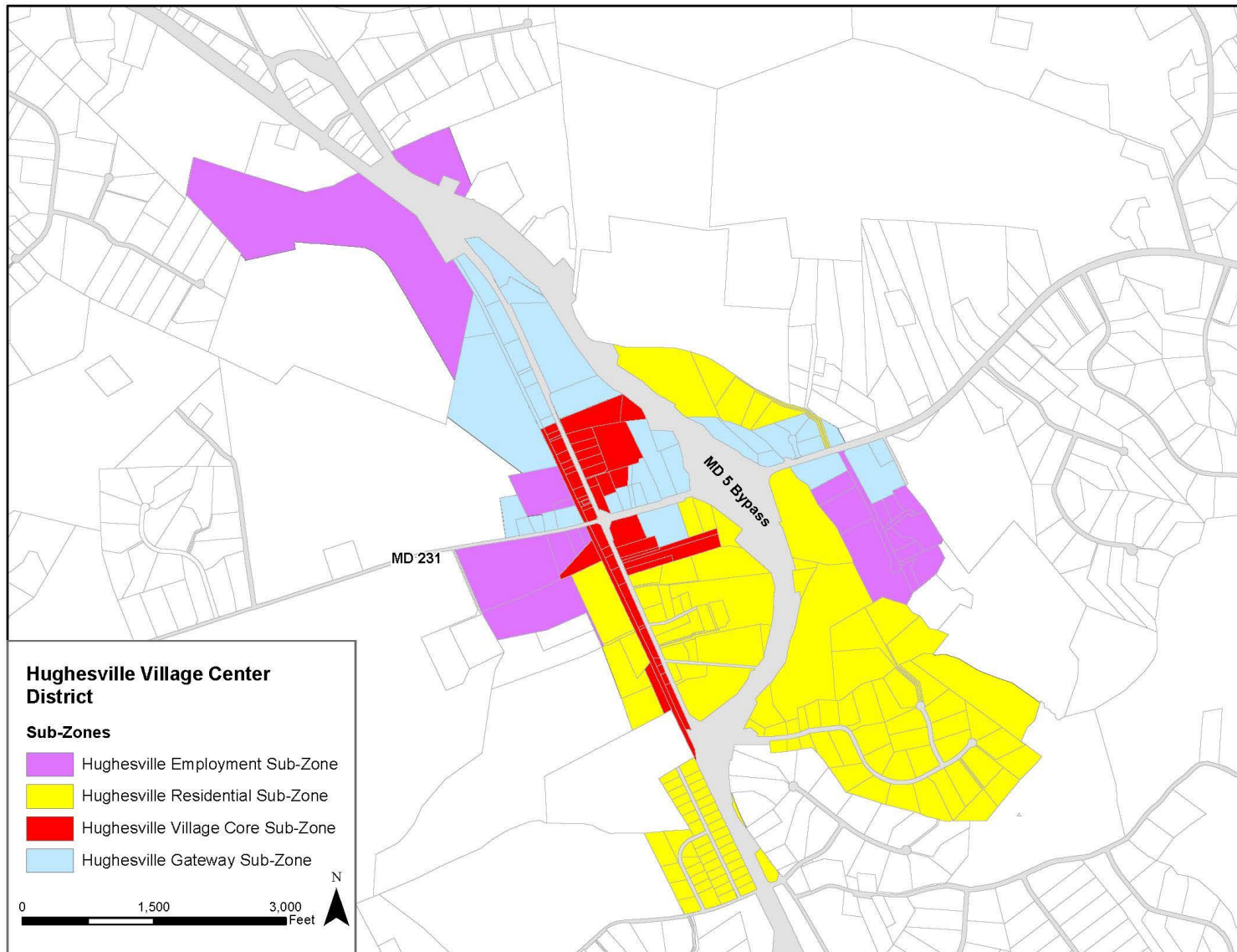
B. SUB-ZONES

Four Hughesville Sub-Zones, listed below, are established that together form the entirety of the Hughesville Village District.

1. Hughesville Village Core (HVC): The Hughesville Village Core Sub-Zone is established to:
 - a. Meet the retail and commercial service needs of area residents.
 - b. Create a safe and walkable environment with attractive streetscapes and storefronts that contribute to a lively and safe public space along Old Leonardtown Road.
 - c. Promote building forms that enhance the village's character and are oriented to the public streets and/or public open spaces.
 - d. Promote commercial architecture whose design ensures that all sides are visually interesting.

- e. Provide for village-scaled, single-family development along new neighborhood streets with pedestrian and vehicular connections to Old Leonardtown Road.
- 2. Hughesville Village Gateway Sub-Zone (HVG): The Hughesville Village Gateway Sub-Zone shares the same goals as the Hughesville Village Core Sub-Zone, while having the following distinct goals:
 - a. Create attractive entrances to Hughesville on Old Leonardtown Road and MD 231 through thoughtful design and landscaping of property frontages.
 - b. Allow uses of a larger scale and with deeper front setbacks than in the Core Sub-Zone, to complement existing conditions along MD Route 231 and the northern portion of Old Leonardtown Road.
- 3. Hughesville Village Residential Sub-Zone (HVR): The Hughesville Village Residential Sub-Zone is established to:
 - a. Allow compatible infill development to preserve the character of existing neighborhoods.
 - b. Foster development of new low-density residential neighborhoods with convenient pedestrian and vehicular connections.
 - c. Create new public open spaces that meet the needs of local residents and serve as a quality focal point for new residential development.
- 4. Hughesville Village Employment Sub-Zone (HVE): The Hughesville Village Employment Sub-Zone is established to:
 - a. Allow compatible new light industrial and utility uses in areas where employment uses are established.
 - b. Provide landscaping and buffer treatments to ensure compatibility with the rural village character.
- 5. Within this Section 297-98, the Sub-Zones may be referred to as the Core, Gateway, Residential and Employment Sub-Zones.

Map VI-1. Hughesville Village Sub-Zones



C. GENERAL REGULATIONS

1. The standards of the Hughesville Village Schedule of Zone Regulations (Figure VI-12) apply to all development in the Hughesville Village Zone.
2. Land uses within the Hughesville Village Sub-Zones shall be in conformance with the Table of Permissible Uses for Hughesville Village, Figure VI-13.

D. ROADS AND INFRASTRUCTURE

1. Subdivision proposals in the Hughesville Village Zone shall contribute to an interconnected street network conforming conceptually but not in exact detail to the street network illustrated by Map 11, “Future Land Use and Circulation Plan,” of the Hughesville Revitalization Master Plan.
2. Road improvements that are required through the site plan or subdivision process shall conform to the criteria of Table 2.01.02 of the Charles County Road Ordinance, “Summary of Design Criteria: Designated Urban Areas.” New streets must form a network that provides choices in travel and distribution of traffic and adheres to the following standards:
 - a. Proposed new streets must connect to existing streets and provide potential connections to future developments.
 - b. When a non-through street is necessary, use of a loop street or an “eyebrow” as defined in the Charles County *Standard Detail Manual: Roads* is encouraged rather than a cul-de-sac.
 - c. New streets should define blocks with length between 400 and 800 feet as measured from right-of-way to right-of-way of the intersecting streets. Longer blocks, where necessary, should have mid-block pathways between lots to provide pedestrian access through the block. Longer blocks may be approved east of MD Route 5.
3. The construction of alleys is encouraged to provide access routes to parking and service areas located behind buildings.
4. Subdivision plans and site plans for new principal structures shall include the installation of pedestrian-scaled, County-approved streetlights.
5. Streetlight requirements:
 - a. Streetlights shall be required for subdivisions and new principal structures:
 - i. On lots abutting Old Leonardtown Road;
 - ii. On lots abutting all streets within the Core Sub-Zone; and

- iii. On lots abutting streets within the Gateway, Employment and Residential Sub-Zones that are connected by sidewalks to the Core Sub-Zone.
 - b. Streetlights shall be installed at no more than 60 foot intervals measured parallel to the street.
 - c. The developer is responsible for the installation of streetlights only on the side of the street being developed.
 - d. The streetlight requirements may be waived by the approving authority based upon findings that streetlights at the particular location are impractical or not desirable for public convenience or safety.
6. If the property shown on a proposed site plan contains or abuts a planned public infrastructure improvement, including but not limited to those shown on the Future Land Use and Circulation Plan in the Hughesville Village Revitalization Plan, in the county's adopted Capital Improvement Plan (CIP), or other planned street and streetscape facilities, to the extent possible other improvements shall be located to reserve the full right-of-way for future construction of said public infrastructure improvement.

E. ARCHITECTURAL STANDARDS

1. Development in the HV Zone is subject to Site Design and Architectural Review (SDAR). Approval of subdivision plans, site plans and building permits shall be subject to determination that the plans comply with the County Architectural and Site Design Guidelines and Standards. Guidelines and standards shall be applied in a manner consistent with the objectives for the HV zones and subzones. If the SDAR requirements are in conflict with the standards below, the more stringent requirement shall prevail.
2. In addition to the SDAR requirements, new buildings and additions to existing buildings shall be generally compatible with the massing, scale, and proportion of existing historic structures located in the same Sub-Zone and within 500 feet of the development site. In particular, new construction should be generally compatible with the following:
 - a. Early 20th century commercial buildings, one- to two-stories in height and located close to the street right-of-way, near the intersection of Old Leonardtown Road and MD 231.
 - b. Late 19th/early 20th century vernacular Victorian dwellings, generally two-stories in height, within the Residential Sub-Zone along Old Leonardtown Road.

3. Preservation and re-use of historic or architecturally significant structures listed on the Maryland Inventory of Historic Properties is encouraged. Exterior alterations should protect the historic character of the structure.
4. Architectural standards for Non-Residential and Mixed Use Structures

The following standards shall apply which exceed or supplement the Architectural and Site Design Guidelines and Standards.

- a. New buildings may be detached or semi-detached. (A semi-detached building would share a side wall with one other building on an adjacent lot.)
- b. No wall surface should exceed 30 feet in length without an interruption in the horizontal plane of the wall of at least three feet and a vertical change in height of at least four feet for a length of at least 15 feet. (See Illustration VI-1.) The only exception to this is industrial buildings, which shall comply with the façade articulation standards in the Architectural and Site Design Guidelines and Standards. The SDAR Reviewer or designee may approve an alternate design that uses other design features to divide the façade into smaller increments to create visual interest and a human scale.
- c. The window area on commercial or mixed use buildings shall provide no less than 70% transparency on the ground floor façade facing Old Leonardtown Road or MD 231 west of the MD 5 Bypass.
- d. Windows are to be vertical in proportion, with the exception of storefront windows. Mirrored, reflective, or darkly tinted glass shall not be used for windows visible from public streets or public areas.
- e. The primary customer entrance to a commercial or office building shall face the street providing the primary pedestrian access to the building.
- f. Traditional canvas-like awnings without interior illumination are encouraged along the primary façade facing the street.
- g. Front yard fences and walls shall not exceed three feet in height. Side and rear yard fences shall not exceed six feet in height. Fences and walls visible from the street shall be made of high quality, attractive materials such as brick, stone, finished decorative concrete, and wrought iron or other decorative metals.

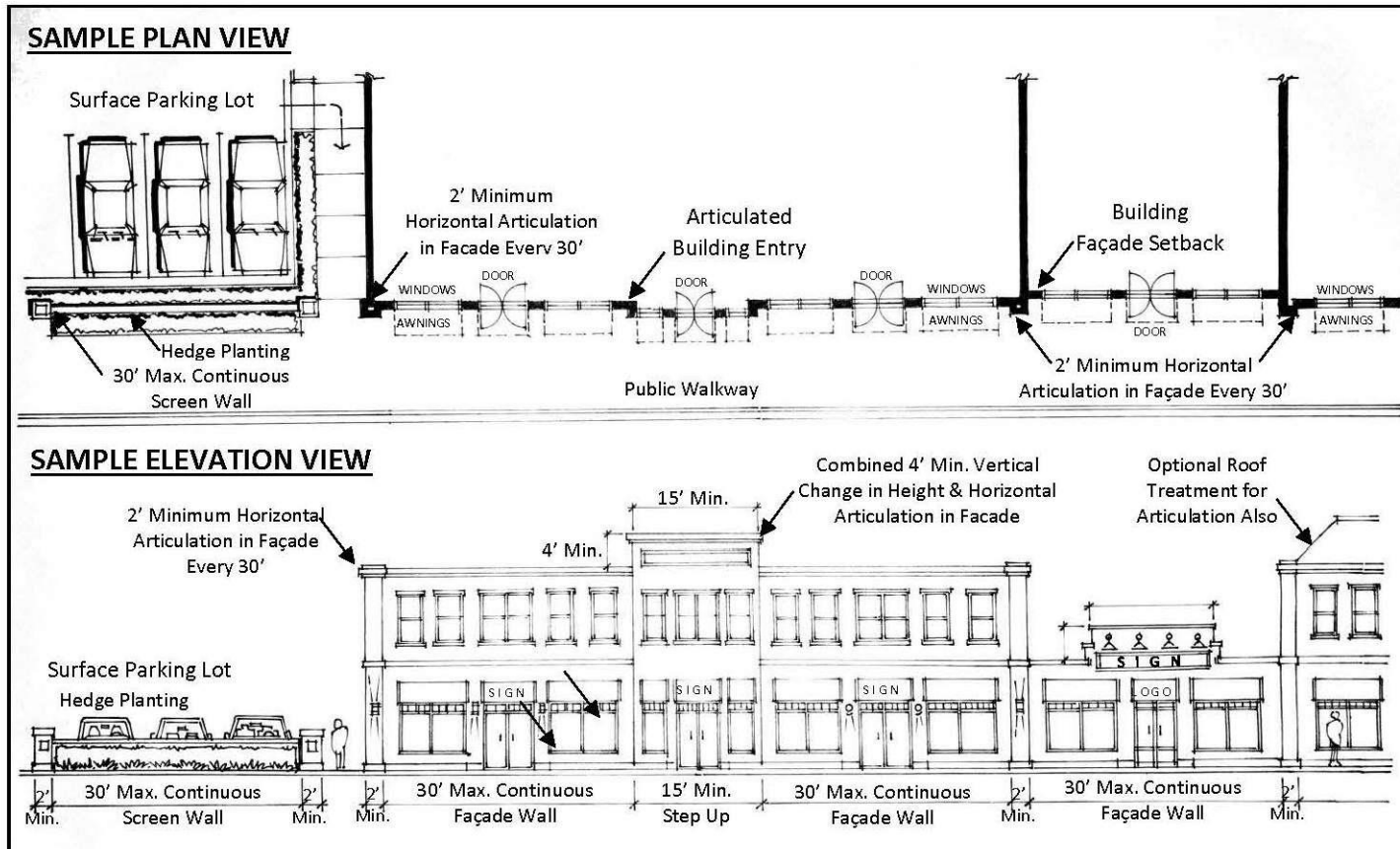


Illustration VI.1. Vertical and Horizontal Articulation of Building Facades

F. SIGNAGE AND LIGHTING

The following requirements apply within the Hughesville Village Zone in addition to the requirements of Article XIX, Signs, Section 297-305, Lighting Requirements, and Section 297-306, Lighting Standards. If the requirements are in conflict, the more stringent requirement shall prevail. The following requirements shall not apply to village center signs, which are regulated pursuant to Section 322(C) of this article.

1. Signs shall be constructed of high-quality, durable materials such as brick, cut stone, cast stone, cast metals, stainless steel, aluminum, carved wood, or other similar materials.
2. Signs shall not be constructed of painted plywood, plastic panels, plastic banners covering old signs, or other temporary or non-durable materials.
3. Illuminated signs shall be lit externally. External lighting fixtures used to illuminate signage shall provide full cut-off fixtures to reduce sky glow and glare. The only exception is LED signs, which shall comply with the general sign regulations contained in Article XIX.
4. Pole-mounted commercial signs are not permitted. A non-residential use may have one single, double-sided monument sign per street frontage, not to exceed 25 square feet in area and five feet in height. Monument signs shall have attractive landscaping at the base of the sign. Landscaping shall use native plant species and shall not block sight distance.
5. In addition to the lighting standards of Section 297-306, freestanding lighting fixtures shall be a maximum of 16 feet in height to the top of the light fixture and pole combined.

G. RESIDENTIAL SUBDIVISION

Residential subdivisions are permitted within the Core, Gateway and Residential Sub-Zones. The lot size, setback and other requirements for each Sub-Zone are established in Figure VI-12. In addition, the following design standards apply:

1. If a property is subdivided that has a dwelling listed on the Maryland Inventory of Historic Properties, the lot created for the historic dwelling should encompass an adequate yard area to preserve the historic setting of the dwelling.
2. The front façade of each new dwelling shall face the street providing access to the dwelling.
3. Detached garages in the rear yard are encouraged. Attached garages are permitted provided the garage entrance faces to the side or rear, or if front facing, is recessed at least five feet from the primary front façade of the dwelling. Within existing

subdivisions, new garages may vary from this standard to conform to the pattern of existing garages within the subdivision.

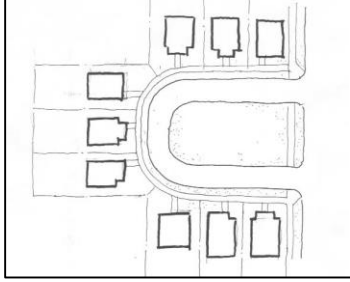
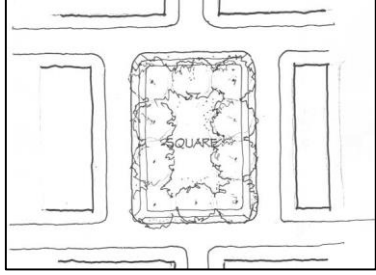
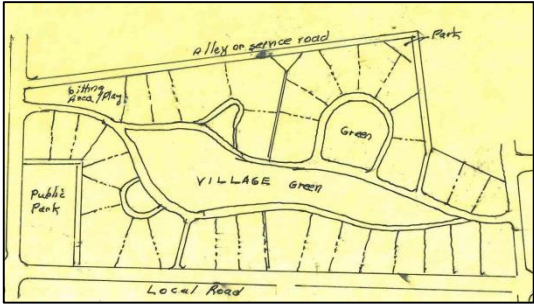
4. Open space required by the Schedule of Zone Regulations shall be provided in accordance with Article VI of the Charles County Subdivision Regulations. Required open space will generally be provided within the subdivision that results in the open space requirement; however, the Planning Commission may approve the provision of the required open space in an off-site location within the Hughesville Village Zone.
5. Open space design

At least 50 percent of required open space shall be useable open space in one or more of the following forms, as appropriate for the particular area of Hughesville:

- a. Parks: Large open spaces used for recreation and including such features as trails and paths, pavilions, picnic areas, open lawns, playing fields, and trees.
- b. Squares: Formally arranged open space area available unstructured recreation and civic purposes. Its edges are defined by building or street edges, and it serves as a central focus for surrounding properties. Its landscape consists of paths, lawns, and trees. A square may be from one fourth of an acre to two acres in size.
- c. Playground: A green space designed and equipped for children's recreation, occupying at least 2,500 square feet on an open space site of at least one eighth of an acre.
- d. Green: An informal open space available for unstructured recreation, between one-quarter of an acre and six acres. Its landscaping consists of lawn and trees.
- e. Greenways with paths: Corridors of protected open space managed for conservation and recreation, often following natural land or water features. They separate the walking and cycling public from vehicular traffic patterns.
- f. Environmentally Sensitive Design/ Stormwater Management Facilities (as defined in the Stormwater Management Ordinance) and associated access driveways shall not be included within the useable open space.

6. Examples of Subdivision Layout

The following elements of subdivision layout are appropriate to the Hughesville Village Zone and, although not required, are encouraged.

Type of Subdivision Layout	Illustration of Subdivision Layout
a. Eyebrow: A layout in which a narrow street that provides access to several lots curves around a small common area, thus performing the same function as a cul-de-sac.	
b. Square: Lots front on or face a symmetrical public open space that is framed by the surrounding streets and building façades and accessible by more than one street.	
c. Green: Curving public streets frame an informal public open space area.	

H. STANDARDS SPECIFIC TO CORE AND GATEWAY SUB-ZONES

1. Permitted uses based upon street frontage

The category of land use permitted on lots within the Core and Gateway Sub-Zones depends upon the property's street frontage.

- Lots having frontage on Old Leonardtown Road or MD Route 231 may be developed and used only for non-residential use or mixed use buildings. Existing

single-family detached dwellings may remain as provided in 297-465.E and may be expanded without compliance with the maximum front yard requirement established in Figure VI-12.

- b. Proposed subdivisions must indicate the intended use of lots along proposed new streets within the Core and Gateway Sub-Zones: either residential or non-residential/mixed use. Lots shall be restricted to the category of land use indicated on the approved subdivision plat.
2. Building Setbacks
 - a. Front building façades shall be located between the required minimum and maximum front setbacks established in Figure VI-12, Schedule of Zone Regulations.
 - b. Existing structures with larger front setbacks than the required maximum front setback may be expanded without bringing the building into compliance with the setback. The structure may be expanded to reduce the nonconformity as provided in §297-465.F. In addition, if an expansion would reasonably be placed to the side or rear of the existing structure due to its function (such as storage or utility area), it does not need to reduce the nonconformity. Building additions for customer or public access should include improvements to pedestrian access from the public street.
3. Structures on corner lots are required to comply with the maximum front setback only from one street frontage.
4. Height:
 - a. Maximum floor-to-ceiling height for the ground floor: 16 feet.
 - b. Maximum floor-to-ceiling height for each story above the ground floor: 12 feet.
 - c. In the Hughesville Village Gateway zone, buildings may be divided into a front and rear portion. The portion closest to the public street right-of-way shall be at least 40 feet deep from the primary building façade and meet the height standards in (a) and (b) above. The rear portion may include a higher one-story section, with maximum height of 30 feet.
5. Front yard areas: The front yard between the street right-of-way and the building façade shall be used for sidewalks, landscaping, public seating, outdoor dining, or other pedestrian-oriented features that enhance and contribute to the streetscape. The front yard may include Environmentally Sensitive Design/ Stormwater Management Facilities (as defined in the Stormwater Management Ordinance) if the location and planting enhance and contribute to the streetscape.

6. Floor area of businesses

- a. No individual business in the Core Sub-Zone shall occupy more than 15,000 square feet of floor area per level (floor) of a building.
- b. No individual business in the Gateway Sub-Zone shall occupy more than 40,000 square feet of floor area per level (floor) of a building.
- c. These limits shall not apply to businesses within historic structures listed on the Maryland Inventory of Historic Properties or historic sites designated in accordance with Section 297-513.

7. Parking requirements:

- a. The minimum parking spaces required by Article XX may be reduced by up to 50 percent for non-residential uses if the Planning Director finds, based on information submitted with a site plan application, that there is an adequate supply of shared and on-street parking spaces in the vicinity of the use. The Planning Director may approve additional parking reductions for historic sites designated by the County Commissioners of Charles County in accordance with Section 297-513.
- b. On-street parking along the site frontage on the same side of the street shall be credited towards parking requirements for nonresidential uses.
- c. Off-street parking shall be located to the rear or side of buildings. For parking located in a side yard, the parking spaces and drive aisles shall be at least five feet to the rear of the front building façade.
- d. Off-site parking is subject to the provisions of Section 297-341 for satellite parking, except as modified below:
 - i. Off-site parking within ¼ mile of the site and linked to the site by sidewalks or pathways may be credited towards the required parking.
 - ii. The off-site parking must be in the Core, Gateway or Employment Sub-Zone.
- e. Shared parking, shared entrances and cross-access to adjacent parcels are encouraged.

8. Landscaping along street frontage:

Landscaping shall comply with Articles XXI and XXII, except as modified below.

- a. In the Gateway Sub-Zone, if the building is setback 10 or more feet from the public street right-of-way, landscaping shall be provided between the building and the street consisting of at least two canopy trees, four understory trees, and 20 shrubs per 100 feet of street frontage.

- b. Where parking areas are located to the side of a building, a landscape area shall be provided between the street right-of-way and the parking area. In lieu of the parking area perimeter landscaping requirements of §297-358, the following shall be required:
 - i. In the Core Sub-Zone, a landscape area at least six feet in width, with a minimum of one canopy tree and six shrubs per 35 linear feet of parking lot frontage on a public street, excluding driveway openings.
 - ii. In the Gateway Sub-Zone, a landscape area at least 12 feet in width, with a minimum of one canopy trees, two understory trees, and 10 shrubs per 35 feet of parking lot frontage on a public street, excluding driveway openings.
 - c. Lots used solely for parking shall provide a 12-foot wide landscape area along the street right-of-way in both the Core and Gateway Sub-Zones, with landscaping as required above for the Gateway Sub-Zone.
 - d. The landscaped area may include Environmentally Sensitive Design/ Stormwater Management Facilities (as defined in the Stormwater Management Ordinance) if compatible with the overall landscape plan.
9. Core and Gateway Residential Subdivision: See standards in Section 297.98.G.

I. STANDARDS SPECIFIC TO RESIDENTIAL SUB-ZONE

- 1. See standards for new subdivision in Section 297.98.G.
- 2. Infill

To ensure that new dwellings are compatible with the character of established neighborhoods, the following requirements apply to new dwellings on subdivision streets developed prior to establishment of the Hughesville Village District.

- a. The front setback of new dwellings shall be consistent with the established setback line, where one exists, generally not varying by more than 25 percent from the average front setback of existing dwellings on the same side of the street and within the same block.
- b. New dwellings shall be proportional in scale with existing dwellings, generally not varying by more than 25 percent from the average front façade width of dwellings on the same side of the street and within the same block.
- c. Where a new subdivision extends or adds new lots along an existing public street, the new lots shall be designed as compatible extensions of the lot pattern along the existing street.

J. STANDARDS SPECIFIC TO EMPLOYMENT SUB-ZONE

The following standards apply to properties in the Employment Sub-Zone that have frontage on Old Leonardtown Road or MD Route 231, in addition to the applicable provisions of the Architectural and Site Design Guidelines and Standards:

1. A landscaped buffer shall be provided along the street frontage as required for the Gateway Sub-Zone (see Section 297-98.H.8).
2. Garage bay entrances may not face Old Leonardtown Road or MD Route 231. Bay entrances on a side wall must be set back at least 40 feet from the front façade.
3. Fences and walls visible from the street shall be made of high quality, attractive materials such as brick, stone, finished decorative concrete, and wrought iron or other decorative metals.
4. Fleet parking, outdoor storage, loading, mechanical equipment and outdoor operations areas shall be located in a rear yard and screened from the street by buildings whenever possible. When not screened by a building, such uses shall be screened by a Type D Landscape Buffer.

K. EXISTING STRUCTURES AND USES

The Hughesville Village Zone is intended to allow for the continuance of existing uses, while the objectives of the zone are gradually realized through adaptive reuse, infill, redevelopment and expansion. Figure VI-11 establishes thresholds at which the requirements of this Section shall be applied to proposed development. Any request for expansion or extension of a nonconforming use shall first comply with the provisions and processes established in Article XXVIII (Nonconforming Uses) of this Chapter.

Expansions or renovations shall comply with the all standards of this Section except as established by Figure VI-11 below.

FIGURE VI-11. THRESHOLDS AND APPLICABILITY OF STANDARDS

Type of Development	Applicable Standards					
	Roads	Architectural standards	Signage and lighting	Residential subdivision	Core, Gateway and Employment Sub-Zone Standards	Residential Sub-Zone Standards
New subdivision	✓			✓	✓	✓
Single-Family Residential Dwellings:						
New dwelling		✓	✓			✓
Additions to single-family detached dwellings			✓			✓
Non-Residential and Mixed Use:						
New principal structure	✓	✓	✓		✓	
Additions that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building façade or site area: apply standards to new construction and areas affected by new site improvements			✓		✓	
Additions exceeding above threshold: apply standards to new construction and areas affected by new site improvements		✓	✓		✓	

L. REQUIREMENTS FOR SPECIFIC LAND USES

Figure VI-13 establishes permitted uses in the HV Sub-Zones. Uses are listed below according to the numbering system used in Table VI-13 and establish specific requirements for uses permitted with conditions and special exception uses. These requirements supplement the base requirements for the Sub-Zone in which the use is located.

If a use is permitted subject to conditions or permitted by special exception and is not listed below, then the conditions established in Section 297-212 apply to the use. The uses listed below are specific to the HV Zone.

1.01.800 Farm incubator

Permitted in the Gateway and Employment Sub-Zones, subject to the following standards:

1. Minimum lot area: five acres.
2. Structures shall be compatible in scale, proportion and massing with other structures in the vicinity.
3. Farm equipment shall be stored within buildings or screened from residential properties.
4. Minimum setbacks for structures used for agricultural operations or storage (such as barns, equipment storage and maintenance shops, and similar structures):
 - a. 100 feet from a public street;
 - b. 200 feet from a lot line where the adjacent property is in the Residential or Core Sub-Zone;
 - c. 100 feet from any other lot line.
5. Minimum setbacks for buildings housing animals, areas of animal confinement less than one acre and manure storage:
 - a. 100 feet from any public street;
 - b. 250 feet from any lot line.

2.02.100 Marinas, including boat sales and repair and boat rental including sailboards and jet skis

Permitted with conditions in the Gateway and Employment Sub-Zones, subject to the following standards:

1. Only boat sales and repair are allowed, not marinas or boat rentals.

2.02.100 Seafood processing and seafood operations with products raised or harvested offsite.

Permitted in the Gateway and Employment Sub-Zones, subject to the following standards:

1. The facility shall have a cooler capacity of less than 1,000 square feet.
2. The use shall be conducted entirely within a building, including all processing and storage of waste.
3. The use does not occupy more than 15,000 square feet of area.
4. The use is located on a lot that does not have frontage on Old Leonardtown Road or MD Route 231.
5. Adequate measures are implemented so that all odors, dust, smoke or nuisances are confined within the boundaries of the site.
6. Design, construction and operation of the facility will meet the requirements of appropriate state and federal regulatory agencies.

7. A waste management plan for storing, handling and disposing of waste and by-products is required.
8. Retail sales are permitted in the Gateway Sub-Zone but not in the Employment Sub-Zone.

3.05.200 Bed-and-breakfast, tourist homes.

Permitted in the Residential, Core and Gateway Sub-Zones, subject to the following standards:

1. The use shall be subject to the conditions listed in Section 297-212, item 3.05.200.
2. Within the Residential Sub-Zone, the use is permitted only within a structure designated as a Charles County Historic Landmark

4.01.310 Private libraries, museums, art centers and similar uses, including associated educational and instructional activities, located within a building designed and previously occupied as a residence or institutional use.

Permitted in the Residential Sub-Zone, subject to the following standards:

1. The use shall be subject to the conditions listed in Section 297-212, item 4.01.310.
2. The use is permitted only within a structure designated as a Charles County Historic Landmark

4.02.110 Indoor recreation activities conducted entirely within a building or substantial structure.

Permitted by special exception in the Core and Gateway Sub-Zones, provided that the use is located entirely with a building and occupies no more than 10,000 square feet of floor area.

4.03.200 Nursing care, intermediate care, handicapped, infirm and child care institutions.

Permitted by special exception in the Residential Sub-Zone, subject to the conditions in Section 297-212, item 4.031.200, for the RV zone.

5.02.400 Veterinarians and veterinary hospitals.

Permitted with conditions in the Core and Gateway Sub-Zones, subject to the following standards:

1. The minimum lot area is one-half acre.
2. The use is housed in a fully enclosed, soundproof building.
3. The lot is located at least 125 feet from the nearest dwelling.
4. The use conforms to standards of the County animal regulations (see chapter 230) and applicable state and local laws.

6.02.200 Restaurant, fast-food, carry-out and delivery.

Permitted by special exception in the Core and Gateway Sub-Zones, subject to the following standards:

1. The use at the proposed location will not create a traffic hazard or safety problem because of its location in relation to similar uses, necessity of turning movements in relation to public streets and intersections or its location in relation to other buildings or proposed buildings.
2. The use is located within a building that has a front facade and primary customer entrance oriented toward the public street frontage and designed for convenient and attractive pedestrian access.
3. The Board may regulate hours of operation to prevent adverse impact on adjoining properties.

6.02.310 Restaurant, fast-food, drive-in or drive-through with direct highway access to a public street.

Permitted by special exception in the Gateway Sub-Zone, subject to the following standards:

1. The use at the proposed location will not create a traffic hazard or safety problem because of its location in relation to similar uses, necessity of turning movements in relation to its access to public streets and intersections or its location in relation to other buildings or proposed buildings.
2. The drive-through window shall be on the rear of the structure, or on a side wall and setback at least 40 feet from the front façade.
3. The front façade and primary customer entrance are oriented towards the public street frontage and designed for convenient and attractive pedestrian access.

6.02.400 Pub-brewery

Permitted in the Core and Gateway Sub-Zones, provided that:

1. The use comprises no more than 15,000 square feet of floor area, including restaurant area, production, storage and retail sales areas.
2. All operations and storage shall be within an enclosed building. No outside storage of equipment, materials, inventory or waste is permitted.
3. The use shall comply with all federal, state, and local regulations, and shall obtain necessary licenses and approvals.

6.02.500 Small-scale craft winery

Permitted in the Core and Gateway Sub-Zones, provided that:

1. The use comprises no more than 15,000 square feet of floor area, including restaurant area, production, storage, and retail sales areas.
2. All operations and storage shall be within an enclosed building. No outside storage of equipment, materials, inventory or waste is permitted.
3. The use shall comply with all federal, state, and local regulations and shall obtain necessary licenses and approvals.

6.03.120 Motor vehicle and manufactured home sales or rental.

Permitted in the Core and Gateway Sub-Zones, subject to the following standards:

1. All vehicle sales, display, repair, and service shall be conducted within a fully enclosed building.
2. Bay entrances and garages may not face the street. Bay entrances on a side wall must be set back at least 40 feet from the front façade.
3. The use shall be limited to the storage, sale, and rental of the following vehicles: automobiles, light- and medium-duty trucks, motorcycles, and boats or light trailers of such limited size and capacity so as to be capable of being safely towed by a passenger motor vehicle designed for carrying fewer than 10 passengers.
4. Motor vehicle repairs and maintenance shall only be permitted as accessory uses.
5. All accessory buildings shall be located in the rear of the primary building.

6.03.200 Motor vehicle parts sales with installation of motor vehicle parts or accessories such as tires and mufflers.

Permitted in the Core, Gateway and Employment Sub-Zones, subject to the following standards:

1. All display or storage must be within a fully enclosed building. No outdoor display of merchandise is permitted.
2. This use is limited to the sale, replacement, installation or repair of tires, mufflers, batteries, brakes, and master cylinders, shock absorbers, instruments, such as speedometers and tachometers, radios, and sound systems or upholstery for passenger cars, motorcycles, vans, light trucks, and boats only.
3. No vehicle painting, repair or alteration of the auto body is permitted, or repair, replacement, or servicing of the power plant or drive train, except minor tune-up involving the changing of spark plugs, points, coolant or condenser, including engine block oil changes.
4. If any installation or servicing is included, the use shall comply with the conditions for motor vehicle repair and maintenance given below for use 6.03.310.

6.03.310 Motor vehicle repair and maintenance.

Permitted in the Core, Gateway and Employment Sub-Zones, subject to the following standards:

1. A motor vehicle repair and maintenance shop is limited to the sale, installation, repair, replacement, modification, adjustment or servicing of the power plant or drivetrain of a vehicle.
2. Minimum lot area: 20,000 square feet.
3. All activity and storage of parts shall occur entirely within a completely enclosed building.

4. Any vehicle storage shall be temporary, in side or rear yards, and screened from adjacent properties.
5. Bay entrances and garages may not face the street. Bay entrances on a side wall must be set back at least 40 feet from the front façade. Any wall opening must be in a wall directly facing an existing commercial or industrial zone. Wall openings necessary for ventilation, fire exits and light, pursuant to the standards of the Charles County Building Code and the Fire Safety Code, shall be permitted.
6. The building shall provide a finished front façade with a primary entrance facing the public street frontage.
7. No building or structure shall be located in any required yard or setback.
8. A minimum ten-foot-wide landscape strip shall be provided adjacent to and completely across all property lines. Curb cuts shall be minimized.
9. No outdoor display of merchandise sold, serviced or rented is permitted.
10. Any outdoor storage or refuse area shall be fenced or screened from view and must be approved as to location and design. The site plan shall indicate the disposal methods to be used for all waste material, including recycling of waste oil generated by the operation.

7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related.

Permitted in the Core, Gateway and Employment Sub-Zones, subject to the following standards:

1. Any structure will be compatible with the surrounding neighborhood or community in terms of architecture, height, size, massing and setbacks.
2. Any parking lot shall occupy no more than one acre of the parcel or prepared surface area.
3. The site plan shall show how this use will be satisfactorily screened from neighboring residential uses.
4. A parking garage shall be located on a lot that does not have frontage along Old Leonardtown Road or MD Route 231, unless commercial uses line the ground floor front façade of the garage.

7.08.110 Agricultural processing facility, local, non-meat.

Permitted in the Gateway and Employment Sub-Zones subject to the following standards:

1. The use shall be limited to processing of in-season, non-meat agricultural products from Maryland and adjoining states.
2. Processing may include the incidental use of ingredients not grown locally, such as the addition of sugar or seasonings.
3. All operations and storage shall be within an enclosed building. No outside storage of equipment, materials, inventory or waste is permitted.

4. The use shall comply with all federal, state and local regulations applicable to the type of processing facility and obtain necessary approvals.

7.08.120. *Agricultural processing facility, local, meat.*

Permitted as a special exception in the Gateway and Employment Sub-Zones, subject to the following standards:

1. The use is limited to processing of products from Maryland and adjoining states.
2. Processing may include the incidental use of ingredients not grown locally, such as the addition of sugar or seasonings.
3. The use is conducted entirely within a building, including holding areas or pens for animals as well as processing and storage of waste.
4. Adequate measures are implemented so that all odors, dust, smoke or nuisances are confined within the boundaries of the site.
5. The operation shall comply with all federal, state, and local regulations applicable to the type of processing facility and obtain necessary approvals.
6. A waste management plan for storing, handling and disposing of waste and by-products is required.
7. Retail sales are permitted in the Gateway Sub-Zone but not in the Employment Sub-Zone.

7.08.200 *Storage and distribution of local agricultural products*

Permitted in the Gateway and Employment Sub-Zones, subject to the following standards:

1. The use shall be limited to the storage and wholesale sale of in-season agricultural products from Maryland and adjoining states.
2. All operations and storage shall be within an enclosed building. No outside storage of equipment, materials, or inventory is permitted.
3. The use shall provide an adequate off-street loading area that is screened from public streets and neighboring properties.
4. The operation shall comply with all federal, state and local regulations applicable to the type of storage and sales and obtain necessary approvals.

FIGURE VI-12. SCHEDULE OF ZONE REGULATIONS: HUGHESVILLE VILLAGE ZONE

ABBREVIATIONS

du: Dwelling unit.

FAR: floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR: Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water. They consist of all buildings, parking areas, driveways, streets and sidewalks.

Uses	Minimum Lot Criteria					Front Yard Requirements (feet)		Minimum Yard Requirements (feet)			Maximum Height		Lot Coverage ⁴	Minimum Open Space	Maximum ISR
	Area ¹	Square feet per du	Width (feet) ²	Depth (feet)	Frontage (feet)	Minimum	Maximum ³	Side	Total of side setbacks	Rear	Feet	Stories			
Hughesville Village Core Sub-Zone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet		50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec 4.00.000	10,000 square feet		50	80		0		10	20	10	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	15	0	5	10	36	2			0.80
Hughesville Village Gateway Sub-Zone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	5,000 square feet	5,000	50	80	25	10	25	6	12	20	36	2	50%	25%	
Inst./Util./Rec. 4.00.000	10,000 square feet		50	80	0	0		10	20	50	36	2			0.80
Service-oriented commercial, commercial, industrial and mixed use building: 5.00.000, 6.00.000, 7.00.000 and 8.01.00 and 8.02.00	10,000 square feet	5,000	50	80	50	0	40	0	5	50	36	2			0.80
Hughesville Village Residential Sub-Zone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Single-family detached 3.01.100	10,000 square feet		70	100	40	25		8	20	25	36	2	35%	20%	
Inst./Util./Rec.: 4.00.000	1 acre		100	150	80	25		20	40	40	36	3	30%		0.50
Hughesville Village Employment Sub-Zone															
Agricultural: 1.00.000	3 acres		150	200		75		40	80	50	36	3			
Inst./Util./Rec.: 4.00.000	10,000		100	100		10		20	40	50	36	2			0.75

Uses	Minimum Lot Criteria					Front Yard Requirements (feet)		Minimum Yard Requirements (feet)			Maximum Height		Lot Coverage ⁴	Minimum Open Space	Maximum ISR
	Area ¹	Square feet per du	Width (feet) ²	Depth (feet)	Frontage (feet)	Minimum	Maximum ³	Side	Total of side setbacks	Rear	Feet	Stories			
	square feet														
Service-oriented commercial, commercial and industrial 5.00.000, 6.00.000 and 7.00.000	10,000 square feet		100	100		10		20	40	50	36	2			0.75

Notes for Table VI-12:

1: For development without public water and sewer, the minimum lot area shall be that which is permitted by the County Health Department.

2: Width measured at minimum building restriction line.

3: In the Hughesville Village Core and Gateway Zones, for rear lots without street frontage, the required maximum setback from a public street shall not apply. Also see additional requirements in Section 297-98.H.

4: Lot coverage includes the square footage on the ground of all buildings located on the lot.

FIGURE VI-13. TABLE OF PERMISSIBLE USES FOR HUGHESVILLE VILLAGE ZONES

KEY:

P = Permitted

PC = Permitted with Conditions

SE = Special Exception

Blank = Not Permitted

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
1.00 AGRICULTURAL				
1.01.000 Agricultural operations, farming				
1.01.100 Excluding livestock - horticultural, hydroponic, chemical, or general farming, truck gardens, cultivation of field crops, orchards, groves, or nurseries for growing or propagation of plants, trees and shrubs	P	P	P	P
1.01.200 Including livestock on a parcel greater than 5 acres - dairy farming, keeping or raising for sale large or small animals, reptiles, fish, birds, poultry or aquaculture	PC	PC	PC	PC
1.01.300 Keeping of livestock on less than or equal to 5 acres				
1.01.310 Horses, livestock maintained as pets, and 4-H or school projects	PC	PC	PC	
1.01.320 Cattle, swine, goats and sheep, rabbits, poultry or fowl raised for sale				
1.01.400 Uses located greater than 200 feet from the nearest boundary line of the land on which located				
1.01.410 Grain dryers and related structures				
1.01.420 Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building				
1.01.430 Commercial assembly and repair of all equipment normally used in agriculture				
1.01.440 Accessory petroleum storage, not to exceed 20,000 gallons and subject to applicable safety codes, ordinances, and statues				
1.01.450 Poultry houses, hog operations with 6 or more hogs				
1.01.460 Slaughterhouses				
1.01.470 Processing and selling products raised on-site				
1.01.500 Commercial Stables				
1.01.600 Farrier services				
1.01.700 Use of heavy cultivating machinery, spray planes, or irrigating machinery				
1.01.800 Farm Incubator			PC	PC
1.02.000 Forestry	P	P	P	P
1.03.000 Open-air markets and horticultural sales				
1.03.100 Open-air markets				
1.03.110 Farm and craft markets, flea markets		P	P	
1.03.120 Open-air produce markets		P	P	
1.03.200 Horticultural sales with outdoor display		P	P	
1.03.300 Livestock markets				
1.04.000 Hunting and fishing cabins				
1.05.000 Commercial greenhouse operation				
1.05.100 No on-premise sale				
1.05.200 On-premise sales permitted		P	P	
1.06.000 Kennel, commercial				
1.07.000 Cat boarding facility				
2.00.000 MARINE				
2.01.000 Marina, including boat sales and repair and boat rental including sailboards and jet skis			PC	PC
2.02.000 Seafood processing				

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
2.02.100 Seafood processing and seafood operations with products raised or harvested off-site			PC	PC
2.02.200 Seafood processing and seafood operations with products raised on the premises			PC	PC
2.03.000 Marine terminal				
2.04.000 Commercial fishing				
3.00.000 RESIDENTIAL				
3.01.00 Single-family detached				
3.01.100 Single-family detached	P	P	P	
3.01.200 Lot line				
3.01.300 Patio/Court/Atrium				
3.01.400 Class A manufactured home				
3.01.500 Class B manufactured home				
3.01.600 Tenant house				
3.01.700 Primary residence with accessory apartment	PC	PC	PC	
3.01.800 Single Room Occupancy Units		P	P	
3.02.000 Single-family attached				
3.02.100 Duplex				
3.02.200 Townhouse				
3.02.300 Multiplex				
3.03.000 Multi-family				
3.03.100 Garden apartment				
3.03.200 Mid-rise				
3.03.300 Hi-rise				
3.03.400 Commercial apartment		P	P	
3.04.000 Homes emphasizing special services, treatment, or supervision, and residential elderly care homes				
3.04.100 Group homes				
3.04.110 Not more than 8 people	PC	PC	PC	
3.04.120 With between 9 and 16 people	SE	SE	SE	
3.04.200 Day care				
3.04.210 Day-care home (having fewer than 9 recipients)	P	P	P	
3.04.220 Day-Care center, day nursery (between 9 and 30 care recipients)	SE	P	P	
3.04.300 Halfway house	SE	SE	SE	
3.04.400 Elderly care homes				
3.04.410 Elderly care homes (1 - 8 people)	P	P	P	
3.04.420 Elderly care homes (9 - 16 people)	SE	SE	SE	
3.04.500 Retirement housing complex				
3.05.000 Miscellaneous rooms for rent situations				
3.05.100 Rooming houses, boarding houses rented by the month				
3.05.200 Bed and breakfast, tourist homes	PC	PC	PC	
3.05.300 Hotels, motels, convention centers, conference centers, and similar business or institutions providing overnight accommodations		P	P	P
3.05.400 Country Inn				
3.06.000 Shelters, permanent		SE	SE	
3.07.000 Migrant workers housing				
4.00.000 INSTITUTIONAL/UTILITIES/RECREATION				
4.01.000 Educational, cultural, religious, philanthropic, social and fraternal uses				
4.01.100 Schools				
4.01.110 Private elementary and secondary (included pre-school, kindergarten, associated grounds, athletic, and other facilities)	SE	SE	SE	

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
4.01.120 Trade or vocational schools		P	P	P
4.01.130 Private colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.				
4.01.131 Private colleges, universities and community colleges, limited to classrooms and offices		P	P	P
4.01.200 Churches, synagogues, and temples (including associated cemeteries, associated residential structures for religious personnel and associated buildings with religious classes not including elementary or secondary school buildings)	P	P	P	P
4.01.300 Private libraries, museums, art centers, and similar uses (including those associated education and instructional activities)				
4.01.310 Located within a building designed and previously occupied as a residence or institutional use	PC	P	P	
4.01.320 Located within any other structure		P	P	
4.01.400 Social, fraternal clubs and lodges, union halls, meeting halls, and similar uses		P	P	
4.02.000 Recreation, amusement and entertainment				
4.02.100 Activity conducted entirely within building or substantial structure				
4.02.110 Indoor recreation. For example, bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic		SE	SE	
4.02.120 Movie theatres, theatres, coliseums and stadiums				
4.02.121 Seating capacity of not more than 300		P	P	
4.02.122 Seating capacity up to 1000		SE	SE	
4.02.123 Coliseums and stadiums with seating capacity more than 1,000				
4.02.130 Indoor rifle and pistol ranges				
4.02.140 Off-track betting facilities				
4.02.200 Activity conducted primarily outside enclosed buildings or structures				
4.02.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, not constructed pursuant to a permit authorizing the construction of a residential development				
4.02.220 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, approved as part of a residential development	P		P	
4.02.230 Recreation vehicle parks				
4.02.240 Campgrounds and camps				
4.02.250 Automobile and motorcycle racing tracks				
4.02.260 Drive-in movie theatres, open-air theatres, and amphitheatres				
4.02.270 Amusement and theme parks				
4.02.280 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, batting cages, and similar uses				
4.02.290 Rifle and pistol ranges, war games, archery ranges, or other recreational activities using weapons				
4.03.000 Institutional residence or care or confinement facilities				
4.03.100 Hospital and other in-patient medical (including mental health treatment) facilities in excess of 10,000 square feet of floor area				
4.03.200 Nursing care, intermediate care, handicapped, infirm, and child care institutions	SE	P	P	
4.04.000 Emergency Services				
4.04.100 Fire Stations	P	P	P	P
4.04.200 Rescue squads, ambulance services	P	P	P	P
4.05.000 Miscellaneous public and semi-public facilities				

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
4.05.100 Post Office				
4.05.110 Local		P	P	P
4.05.120 Regional				
4.05.200 Airport				
4.05.210 Private use				
4.05.220 General aviation airport				
4.05.300 Helicopter facilities				
4.05.310 Heliports				
4.05.320 Helistops				
4.06.000 Public utilities (including towers and related structures)				
4.06.100 Neighborhood essential service	P	P	P	P
4.06.200 Electric power, gas transmission, and telecommunications buildings and structures not associated with a tower				P
4.06.300 Towers more than 50 feet tall	SE	SE	SE	SE
4.06.400 Towers and antennas 50 feet tall or less	P	P	P	P
4.06.500 Wireless communication antennae	PC	PC	PC	PC
4.07.000 Satellite dishes and earth stations				
4.07.100 Earth stations	SE	SE	SE	PC
4.07.200 Satellite dishes	PC	PC	PC	PC
4.08.000 Cemeteries and crematoriums				
4.08.100 Cemeteries				
4.08.110 Family burial sites	PC	PC	PC	PC
4.08.120 Other cemeteries				
4.08.200 Crematoriums				
4.09.000 Transportation				
4.09.100 Bus stations, train stations				
4.09.200 Park and ride facilities				
5.00.000 SERVICE-ORIENTED COMMERCIAL				
5.01.000 All operations conducted entirely within fully enclosed building				
5.01.100 Operations designed to attract and serve customers or clients on the premises				
5.01.111 Professional offices (examples are attorneys, architects, engineers, insurance and stock brokers, travel agents, government office buildings, etc.)		P	P	P
5.01.112 Personal services (see definition)		P	P	
5.01.113 Dry cleaning/laundry and laundromats		P	P	
5.01.114 Banks and financial institutions		P	P	P
5.01.115 Business services		P	P	P
5.01.116 Office or clinics of physicians, dentist, and chiropractors		P	P	
5.02.000 Operations conducted within and/or outside fully enclosed building				
5.02.100 Construction services and supplies				P
5.02.200 Retail concrete mixing				
5.02.300 Funeral homes		PC	PC	
5.02.400 Veterinarians and veterinary hospitals		PC	PC	
5.02.500 Nursery schools and day care centers with more than 30 children	SE	P	P	
6.00.00 COMMERCIAL				
6.01.100 Commercial sales and rental of goods, merchandise and equipment				
6.01.100 Retail sales				
6.01.110 Building floor space <15,000 sq. ft./parcel				
6.01.111 Shoppers merchandise stores (see definition)		P	P	

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
6.01.112 Specialty shops (see definition)		P	P	
6.01.113 Antique shops, art galleries		P	P	
6.01.120 Building floor area > 15,000 sq. ft.				
6.01.121 Shoppers merchandise stores (see definition)		P	P	
6.01.122 Specialty shops (see definition)		P	P	
6.01.123 Antique shops, art galleries		P	P	
6.01.130 General merchandise (see definition)		P	P	
6.01.140 Convenience Stores		P	P	
6.01.150 Retail Sales over 100,000 sq. ft. on one floor (see definition)				
6.01.200 Wholesale sales (see definition)				
6.02.000 Restaurants				
6.02.100 Restaurant, standard, fast food, bars, nightclubs, dinner theaters		P	P	
6.02.200 Restaurant, fast food carry-out and delivery		SE	SE	
6.02.300 Restaurant, fast food drive-in and drive-thru				
6.02.310 With direct highway access to a public street		SE	SE	
6.02.320 Part of a shopping center with no direct access to a public street		P	P	
6.02.400 Pub brewery		PC	PC	
6.02.500 Small-scale craft winery		PC	PC	
6.03.000 Motor vehicle related and service operations				
6.03.100 Motor vehicle sales or rental; mobile home sales				
6.03.110 Motor vehicle sale or rental in the CB Zone on >3 acres				
6.03.120 All other motor vehicle sale or rental; mobile home sales		PC	PC	
6.03.200 Sales and installation of motor vehicle parts or accessories such as tires and mufflers.		PC	PC	
6.03.300 Motor vehicle repair and maintenance, fuel sales, car wash (not including auto body work)				
6.03.310 Motor vehicle repair and maintenance		PC	PC	PC
6.03.320 Motor vehicle fuels sales				
6.03.321 Associated with commercial uses >3,500 sq. ft.				
6.03.322 All other				
6.03.330 Car wash				
6.03.400 Motor vehicle painting and body work				PC
6.03.500 Automotive parks				
6.04.000 Medical Cannabis				
6.04.100 Processing Operation				
6.04.200 Dispensary Operation				
7.00.000 INDUSTRIAL				
7.01.000 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise, and equipment				
7.01.100 All operations conducted entirely within fully enclosed building				
7.01.110 Buildings <10,000 sq. ft. per parcel				P
7.01.120 Buildings >10,000 sq. ft. per parcel				P
7.01.200 Operations conducted within or outside fully enclosed building				
7.01.210 Blacksmith shops, welding shops, ornamental iron works, machine shops (excluding drop hammers and punch presses over 20 tons rated capacity), and sheet metal shops				P
7.01.220 Bottling, confectionary, food products except fish and meat, sauerkraut, vinegar, yeast, or the rendering fats and oils				P
7.01.230 Saw mills				
7.01.240 Alcoholic beverage manufacturing				
7.01.241 Brewery producing 100 K or > barrels annually (State				

	HV Zone			
	HVR Residential	HVC Core	HVG Gateway	HVE Employment
Class 5A), Distillery				
7.01.242 Brewery producing <100 K barrels annually (State Class B)				
7.01.250 Winery				
7.01.260 Fertilizer mixing plants				
7.01.270 Brick or block manufacturing				
7.01.280 Asphalt plants/concrete plants, sand and gravel washing, crushing, and screening				
7.01.290 Wood/stump grinding				
7.02.000 Storage and parking				
7.02.100 Automobile parking garages or parking lots not located on a lot where there is another principal use to which the parking is related				
7.02.110 Automobile parking garage		PC	PC	PC
7.02.120 Automobile parking lot		PC	PC	PC
7.02.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored (warehousing)				
7.02.210 All storage within completely enclosed structures				P
7.02.220 Warehouse storage inside or outside completely enclosed structures				
7.02.230 Mini-warehouses				
7.02.240 Storage of petroleum products				
7.02.300 Parking of vehicles or storage of equipment outside enclosed structures where: (I) vehicles or equipment are owned and used by the person making use of the lot and (ii) parking or storage occupies more than 75 percent of the developed area (contractor's yard)				
7.02.400 Parking of Motor Vehicles (Trucks)				
7.02.410 Parking of one motor vehicle > 15,000 pounds gross vehicle weight				P
7.02.420 Parking of more than one motor vehicle > 15,000 pounds gross vehicle weight				P
7.03.000 Scrap materials, salvage yards, junkyards, and automobile graveyards				
7.04.000 Research facilities and laboratories				
7.04.100 Without processing of materials				P
7.04.200 With processing or manufacturing of materials				P
7.05.000 Mineral extraction				
7.05.100 Surface mining				
7.05.110 of < 10 acres				
7.05.120 of > 10 acres				
7.05.200 Wells for oil, natural gas, or petroleum				
7.06.000 Pozzolan Management Facility				
7.07.000 Alternative Energy Systems				
7.07.100 Solar Energy System, Small	PC	PC	PC	PC
7.07.200 Solar Energy System, Large	SE	SE	SE	SE
7.07.300 Wind Energy System, Small	PC	PC	PC	PC
7.07.400 Wind Energy System, Large	SE	SE	SE	SE
7.08.000 Processing and distribution of local agricultural products				
7.08.100 Processing facilities				
7.08.110 Agricultural processing facility, local, non-meat			PC	PC
7.08.120 Agricultural processing facility, local, meat			SE	SE
7.08.200 Storage, distribution and wholesale sales of local agricultural products			PC	PC

The remaining pages of this document show proposed revisions to other Sections of the Zoning Ordinance related to the Hughesville Village Zone. Proposed new text is underlined and bold. Explanatory notes are in italics.

ARTICLE III. DEFINITIONS AND INTERPRETATIONS

§ 297-49. WORD USAGE; DEFINITIONS

Agricultural processing facility, local, meat: An establishment for the slaughter, butchering and dressing of livestock, poultry, waterfowl or game; freezing and curing meat; and preparation of meat products, in which the operation is limited to livestock or game that is locally produced or obtained.

Agricultural processing facility, local, non-meat: An establishment in which locally-grown, non-meat agricultural products are processed. Processing includes:

A. Basic processing: Processing necessary to store and market farm products. Basic processing does not include treatment that changes the form of the product, but does include treatment such as cutting, drying and packaging.

B. Value-added processing: Treatment that changes the form of a farm product in order to increase its market value, including such processes as canning, milling, grinding, freezing, heating and fermenting. Value-added processing may include the incidental use of ingredients not grown locally, such as the addition of sugar or seasonings.

Farm incubator: A facility consisting of agricultural land and structures established and used for agricultural training and start-up agricultural operations. The use includes office, classroom and training facilities; buildings used in farming operations; and land used for growing crops and raising livestock.

Pub brewery: An establishment for the production and retail sale of not more than 2,000 barrels per year of beer that operates in conjunction with an on-site restaurant.

Small-scale craft winery: An establishment for the production and sale of not more than 2,000 barrels per year of wine made from produce grown off-site. This use may provide wholesale sales and must include on-site retail sales and an on-site tasting room or restaurant.

ARTICLE IV. PERMISSIBLE USES

Figure IV-1. Table of Permissible Uses

Note: See Section 297-98 for the Table of Permissible Uses for the Hughesville Village Zone.

ARTICLE V. RESIDENTIAL DENSITY

Figure V-1: Maximum Residential Densities (Dwelling Units Per Acre)

Add rows as indicated below.

Residential Zones	Type of Development	Base Density	With Affordable Housing	With Maximum TDRs	Maximum TDRs Affordable Housing Density
<u>HVR</u>	<u>Conventional</u>	<u>1.80</u>	--	--	--
	<u>With central water or sewer</u>	<u>3.00</u>	--	--	--
<u>HVC AND HVG</u>	<u>Residential subdivision</u>	<u>5.00</u>	--	--	--
	<u>Residential mixed use building</u>	<u>8.00</u>	--	--	--

ARTICLE X. HIGHWAY CORRIDOR (OVERLAY ZONE)

Figure X-1. Road Corridor Bufferyard and Building Setback Requirements

(Bufferyard by type & Setback in feet)

	AC RC RR	RV, <u>HVR</u>	RM RL	RH	RO CN	CC	CB	CV, <u>HVC</u> <u>HVG</u> <u>HVE</u>	BP	IG	IH	PMH PRD	PEP	MX	CRR CER	CMR	WC	AUC
Principal Arterial	D 100	B 50	D 75	C 50	C 50	C 40	B 30	B 30	C 100	B 100	E 125	D 125	C 100	D 75	D 40	C 50	B 30	B 30
Parkway			D 50	C 50	B 40	B 40	B 25	B 40	C 75	B 75	E 75	C 75	C 75	C 50	B 40	C 50		
Other arterial	C 75	B 50	D 50	B 40	B 50	C 40	B 25	B 30	C 75	B 75	E 80	C 100	C 75	D 60	C 20	B 50		
Collector	B 50	A 40	C 40	B 40	A 30	A 30	A 25	A 30	B 50	A 50	B 50	B 75	B 50	C 40	B 25	B 40		

ARTICLE XVIII: SITE DESIGN

§ 297-298. GENERAL SITE DESIGN STANDARDS.

- B. The Charles County Site Design and Architectural Review (SDAR) single-family dwelling and commercial and industrial guide lines and standard s shall guide:
- 1) The approval of preliminary plans and architectural elevations for all single-family subdivisions in the RL, RM, RH, RO, RR, PRD, MX, PUD, WPC, TOD, PEP, PMH, CER, CRR, ~~and~~ CRM **and HV** Zones that are greater than 10 lots and within sewer service areas S-1, S-3, S-5.
 - 2) The approval of site plans and buildings for all commercial construction in the CV, CN, CC, CB, BP , IG, IH, CER, CRR, ~~and~~ CRM **and HV** Zones. All new construction, renovation and expansion projects shall comply with all applicable Sections of the commercial and industrial guidelines and standards. Projects that do not add more than 2,000 square feet of gross floor area or alter more than 25% of the building facade or site area are exempt. The guidelines and standards shall conform to appropriate planning principles and to the purposes stated for the specific zone.

§ 297-301. ROAD AND SIDEWALK REQUIREMENTS IN SUBDIVIDED AND UNSUBDIVIDED DEVELOPMENTS.

- E. An applicant for site plan approval shall install sidewalks and related improvements along public or private streets, or reserve easements for sidewalks, as specified below.
- 1) For any site within an Activity Center Zone or Core Mixed Use Zone, sidewalks, street trees and street lights shall be installed along the side of a public or private street abutting the development, or along both sides of a public or private street within the development, if the development meets the thresholds for streetscape improvements established by the Activity Center Zone requirements, §297-96.N for the Activity Center Zones. For expansion of existing uses, these improvements shall be installed if required by the Zoning Officer in the Core Mixed Use Zones.
 - 2) For commercial, industrial or mixed use developments in other zones, sidewalks and street trees shall be installed along the side of public or private streets abutting the development unless the Zoning Officer determines that these improvements are not desirable for pedestrian safety and convenience, and are inconsistent with County plans for the area. A landscape strip shall be provided between the sidewalks and the streets, for pedestrian comfort and security. Where a service street is required, the sidewalks may be provided along the service streets.
 - 3) **In the Hughesville Village Zone, in addition to sidewalks and street trees, streetlights shall be installed as required by §297-98.**

ARTICLE XXII: SCREENING AND TREES

Figure XXII-1. Bufferyards Between Adjacent Zones: Residential Zones

Zone	AC	RC	RR	RV	RL	RM	RH	CRR	CER	CMR	WC	AUC	<u>HVR</u>
AC	-	B	B	C	C	C	C	--	--	--	--	--	<u>C</u>
RC	-	--	--	--	A	A	B	C	C	B	C	C	<u>=</u>
RR	-	--	--	B	--	A	B	C	C	B	C	C	<u>B</u>
RV	A	A	B	--	--	--	B	B	B	B	--	--	<u>=</u>
RL	A	A	--	--	--	--	B	C	C	B	C	C	<u>=</u>
RM	A	A	A	--	--	--	B	C	C	B	C	C	<u>=</u>
RH	A	B	B	B	B	B	--	C	C	B	C	C	<u>B</u>
RO	B	B	B	B	--	--	--	A	A	B	A	A	<u>B</u>
CN	C	C	C	C	C	C	B	--	--	--	A	A	<u>C</u>
CC	C	C	C	C	C	C	B	B	B	C	B	B	<u>C</u>
CB	C	C	C	C	C	C	B	A	A	B	A	A	<u>C</u>
CV	C	C	C	B	C	C	B	A	A	B	--	--	<u>B</u>
BP	C	C	C	C	C	C	B	A	A	B	A	A	<u>C</u>
IG	E	E	E	E	E	E	D	D	D	D	D	D	<u>E</u>
IH	E	E	E	E	E	E	E	E	E	E	E	E	<u>E</u>
PMH	D	D	D	C	C	C	A	C	C	C	C	C	<u>C</u>
PRD	C	C	C	B	B	B	A	--	--	--	--	--	<u>B</u>
PEP	-	E	E	E	E	E	D	A	A	--	A	A	<u>E</u>
MX	D	D	D	D	D	D	C	A	A	A	--	--	<u>D</u>
TOD	D	D	D	D	D	D	C	--	A	A	A	A	<u>D</u>
CRR	-	C	C	B	C	C	C	--	B	C	--	--	<u>B</u>
CER	-	C	C	B	C	C	C	B	--	B	--	--	<u>B</u>
CMR	-	B	B	B	B	B	B	C	C	--	C	C	<u>B</u>
WC	-	C	C	--	C	C	C	--	--	C	--	--	<u>=</u>
AUC	-	C	C	--	C	C	C	--	--	C	--	--	<u>=</u>
<u>HVR</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>HVC</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>B</u>
<u>HVG</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>B</u>
<u>HVE</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>E</u>

NOTES:

1. -- indicates that either Bufferyards are not required or not applicable.
2. "A" through "E" designates type of buffer required as illustrated in Part II of this article.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no Bufferyard will be required.

Figure XXII-2
Bufferyards Between Adjacent Zones: Commercial and Industrial Zones

Zone	CRR	CER	CMR	WC	AUC	CN	CC	CB	BP	CV	<u>HVC</u>	<u>HVG</u>	<u>HVE</u>	RO	IG	IH
AC	-	--	--	--	--	B	B	B	C	B	<u>B</u>	<u>B</u>	<u>B</u>	B	B	B
RC	C	C	B	C	C	B	C	C	C	B	<u>B</u>	<u>B</u>	<u>E</u>	B	E	E
RR	C	C	B	C	C	B	C	C	C	B	<u>B</u>	<u>B</u>	<u>E</u>	B	E	E
RV	B	B	B	--	--	B	C	C	C	A	<u>B</u>	<u>B</u>	<u>E</u>	B	E	E
RL	C	C	B	C	C	B	C	C	C	B	<u>B</u>	<u>B</u>	<u>E</u>	B	E	E
RM	C	C	B	C	C	B	C	C	C	B	<u>B</u>	<u>B</u>	<u>E</u>	B	E	E
RH	C	C	B	C	C	A	B	B	B	A	<u>A</u>	<u>A</u>	<u>D</u>	A	D	E
RO	A	A	B	A	A	--	A	A	--	--	--	--	<u>B</u>	--	B	C
CN	-	--	--	A	A	--	--	--	--	--	--	--	<u>B</u>	--	B	A
CC	B	B	C	B	B	--	--	--	--	--	--	--	<u>A</u>	--	A	A
CB	A	A	B	A	A	--	--	--	--	--	--	--	<u>A</u>	--	A	A
CV	A	A	B	--	--	--	--	--	--	--	--	--	<u>B</u>	--	B	A
BP	A	A	B	A	A	--	--	--	--	--	--	--	--	--	--	A
IG	D	D	D	D	D	B	--	B	--	B	<u>E</u>	<u>E</u>	--	B	--	--
IH	E	E	E	E	E	B	--	B	--	--	<u>E</u>	<u>E</u>	--	A	--	--
PMH	C	C	C	C	C	A	B	B	C	B	<u>B</u>	<u>B</u>	<u>D</u>	B	C	D
PRD	C	C	C	C	C	B	C	C	D	B	<u>B</u>	<u>B</u>	<u>D</u>	B	D	D
PEP	-	--	--	A	A	B	A	A	--	A	--	--	--	B	--	--
MX	A	A	--	--	--	B	B	B	D	A	--	--	<u>D</u>	A	D	D
CRR	-	B	C	--	--	A	B	A	A	A	--	--	<u>D</u>	A	D	E
CER	B	--	B	--	--	A	B	A	A	A	--	--	<u>D</u>	A	D	E
CMR	C	C	--	C	C	B	C	B	B	B	<u>B</u>	<u>B</u>	<u>D</u>	B	D	E
WC	-	--	C	--	--	A	B	A	A	--	--	--	<u>D</u>	A	D	E
AUC	-	--	C	--	--	A	B	A	A	--	--	--	<u>D</u>	A	D	E
<u>HVR</u>	<u>A</u>	<u>A</u>	<u>B</u>	--	--	--	--	--	--	--	<u>B</u>	<u>B</u>	<u>E</u>	--	<u>B</u>	<u>A</u>
<u>HVC</u>	:	--	<u>B</u>	--	--	--	--	--	--	--	--	--	<u>B</u>	--	<u>B</u>	<u>D</u>
<u>HVG</u>	:	--	<u>B</u>	--	--	--	--	--	--	--	--	--	<u>B</u>	--	<u>B</u>	<u>D</u>
<u>HVE</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>B</u>	<u>B</u>	<u>B</u>	--	<u>B</u>	<u>B</u>	<u>B</u>	--	<u>B</u>	--	--

NOTES:

1. -- indicates that either Bufferyards are not required or not applicable.
2. "A" through "E" designates type of buffer required as illustrated in Part II of this article.
3. For the CV and CN Zones: If the adjacent single-family vacant residential lot is greater than five acres in size, or the closest residence is greater than 200 feet from the property line, no Bufferyard will be required.

**Figure XXII-
3
Bufferyards Between Adjacent Zones: Planned Development
Zones**

Zone	PMH	PRD	PEP	MX	TOD
AC	B	C	--	C	C
RC	D	C	E	D	D
RR	D	C	E	D	D
RV	C	B	E	D	D
RL	C	B	E	D	D
RM	C	B	E	D	D
RH	A	A	D	C	C
RO	B	B	B	A	A
CN	A	B	B	B	B
CC	B	C	A	B	B
CB	B	C	A	B	B
CV	B	B	A	--	--
BP	B	C	A	B	B
IG	C	D	--	D	D
IH	D	D	--	D	D
WC	C	C	A	--	--
AUC	C	C	A	--	--
PMH	--	--	C	--	--
PRD	--	--	D	--	--
PEP	C	D	--	D	D
MX	--	--	D	--	--
TOD	--	--	D	--	--
<u>HVR</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>HVC</u>	<u>B</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>HVG</u>	<u>B</u>	<u>B</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>HVE</u>	<u>D</u>	<u>D</u>	<u>=</u>	<u>D</u>	<u>D</u>

NOTES:

1. -- indicates that either Bufferyards are not required or not applicable.
2. „A” through „E” designates type of buffer required as illustrated in Article XXIII.